



**O**ur customer for this project, Eagles Peak Spring Water, is a local business which sells and delivers bottled spring water. As with any small business, there are growing pains. This presentation will show how we helped Eagles Peak confront these pains and how they are now able to exceed their future requirements with the renovations which were completed.

But, before construction could begin, the following decisions needed to be made:

- How much space would be dedicated to the office area?

*The office space would encompass the 720 square feet of existing office area , with 780 square feet of new office area, and 70 square feet for a bottle storage area.*

- Where would the new office area be located?

*The logical solution was for the new office area to join the existing offices to the existing Kitchen.*

- Would the existing office walls and ceiling joists remain or be removed?

*The plan showed they would remain wherever possible in order to save time and money.*

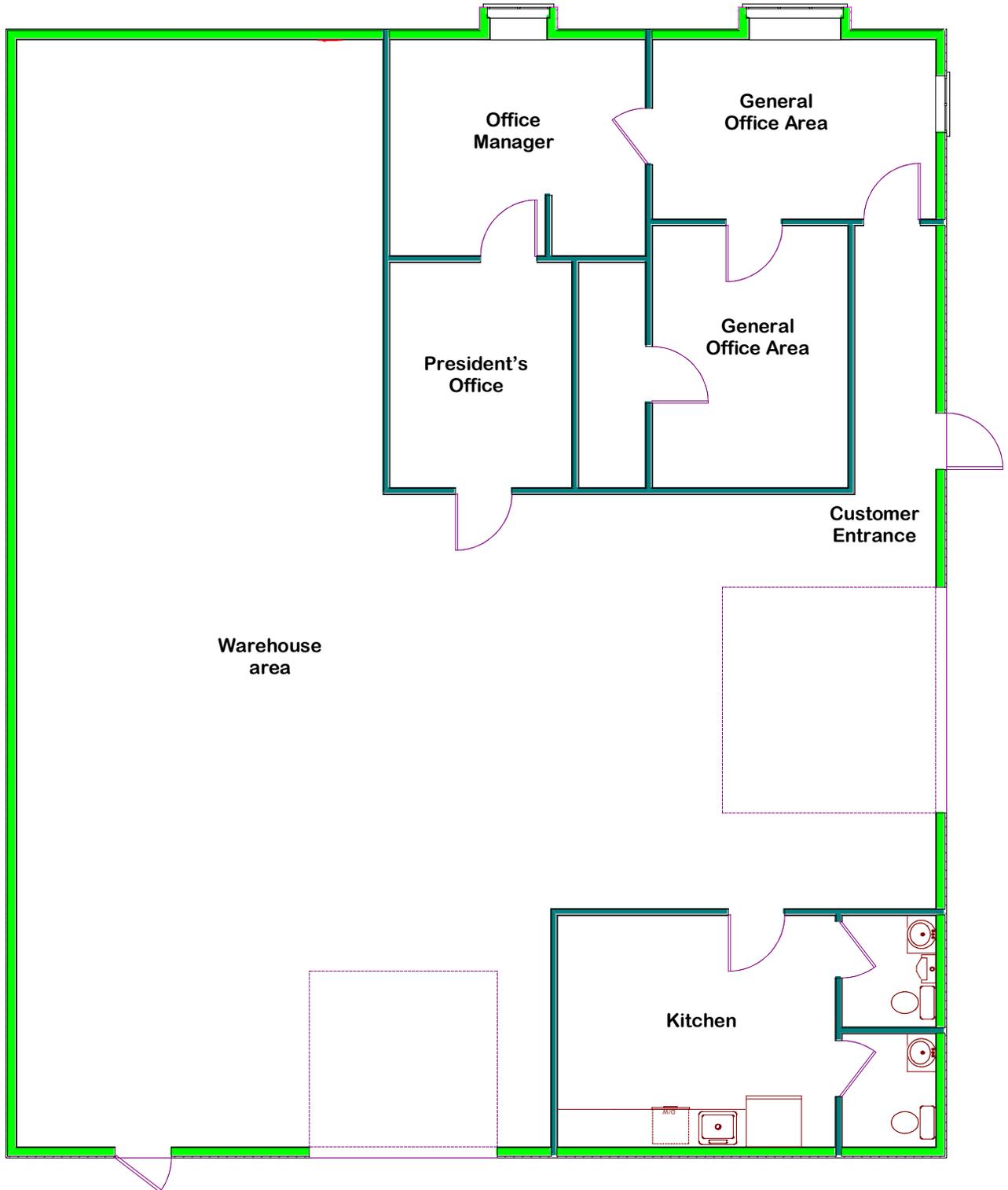
- How would the additional space be divided up?

*The best use would be an open office area for staff, an office for each of the owners, an office for the driver manager, and a room for the drivers to complete their daily paperwork. A separate printer room would be built to keep the noise away from the open office area. Along with these areas, a new lobby, bottle storage area and janitorial room would be constructed.*



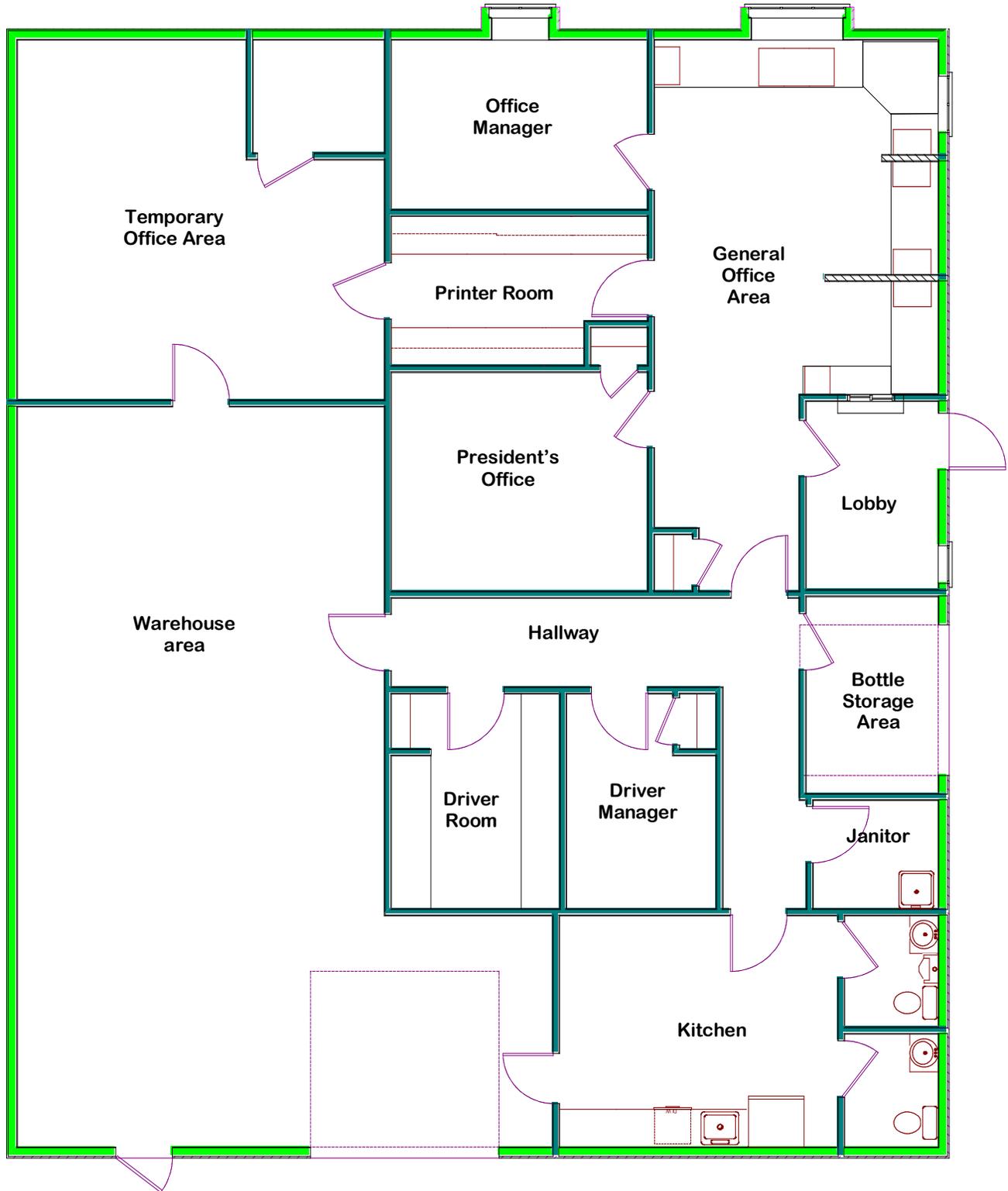
After all of the required decisions were made, L&I approvals were issued and building permits were obtained from the township. Now it was time to implement the design.





**ORIGINAL OFFICE  
LAYOUT**





**REVISED OFFICE  
LAYOUT**



**A**s shown in these photos, the cramped office and customer entrance left a lot to be desired. Previous attempts to solve space requirements were band-aids and only solved the problem at hand. Work space was a premium, and disorganization a way of life for the employees.



Cramped office area



Dark work space



The President's Office



Existing customer entrance

*“ ... the offices were dark and cramped and left us no room to grow.”*





Existing Kitchen entrance area



Existing warehouse area



Existing mezzanine above offices

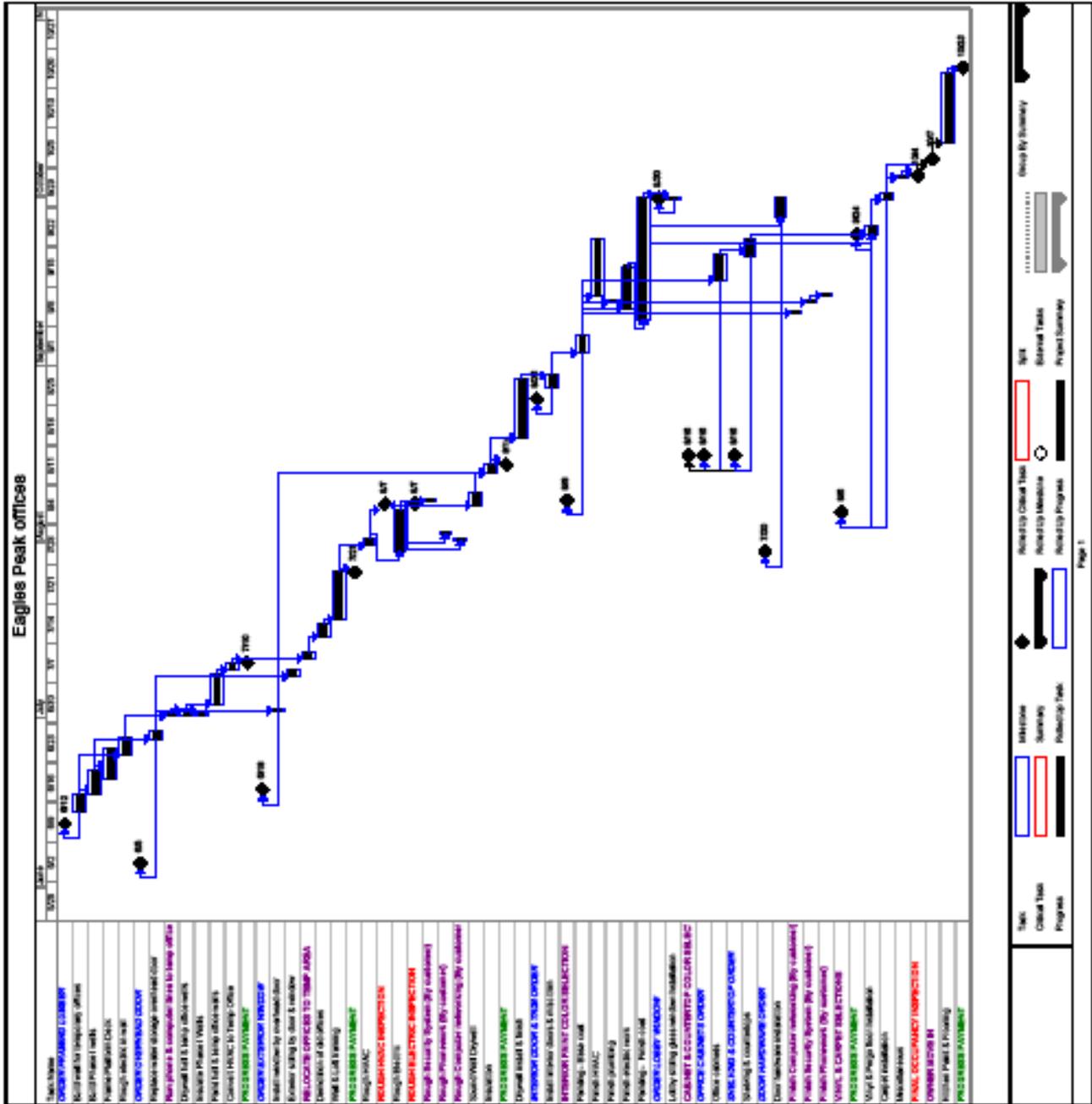


Stuff, stuff everywhere



HVAC equipment above





Time was of the essence — the schedule was condensed in order to complete the project as quickly as possible without compromising quality. The goal was an aggressive 120 day schedule, which required that all tasks flowed smoothly in order to avoid delays. To make this schedule work, communication between the owner, contractor and subcontractors was paramount. Also, it was imperative that the owner made quick decisions when changes to the project were required, otherwise, the condensed schedule would be impacted. Microsoft Project was utilized to track progress, with the ability to quickly identify





Warehouse side of temporary office area

The first step was the construction of the temporary office in the corner of the building. A door would also be installed in the existing kitchen into the warehouse area. This would allow the office staff to access the kitchen and bathroom space through the warehouse from the temporary office space. The temporary office area was equipped with HVAC, electrical, network and phone service. This temporary space would eventually be used for permanent storage or future office area.

Once the first issue was resolved, it created another. The location of the temporary office area did not allow for customers to safely enter the building. It was decided that the construction would be completed in two phases. The first phase would require the completion of the hallway area, the offices between the



Sound insulation of temporary office area

new hallway and kitchen area, and the bottle storage area. By completing these areas first, it would give Eagles Peak the ability to continue to serve their customers during the construction.



Mechanical closet located in temporary office area





Removal of ceiling joists

The demolition of the old offices uncovered that the existing ceiling joists were actually the opposite direction as shown on the architects drawings and it became apparent that the walls which were originally to remain would all have to be removed. In order to remove and replace these walls, the existing HVAC system needed to be relocated and moved back once the work was completed.



Relocated HVAC unit



Framing of new office walls

While the first phase of the construction was being completed, the office staff began packing up and preparing for their relocation to the temporary office. The temporary office would be cramped with five people working in it, but the knowledge of having a new work area would make the discomfort worth it. Once all of the files and furniture were moved to the temporary office area, the construction of the new offices could begin.

*“Seeing the new spaces was very exciting ...”*





**Half walls & reception window to Foyer**

**Cellulose insulation installed in all walls for sound**



**New drywall on General office walls and ceilings**

**T**he construction continued along, with selection of the finishes now the priority. After adhering to the schedule up to this point, there could be no slippage due to indecision. This meant that the owners needed to take time and make selections for each area. This proved to be the most time consuming task of the entire project. Paint samples were prepared and redone to meet the owner's wishes. Flooring for the office areas was selected, as were the cabinets and countertops for the general office, printer areas and the President's office.

The general office and printer areas were equipped with commercial grade MCP cabinets with laminate countertops. The drivers room was equipped with a laminate countertop, with shelving above the countertops and an area to hang clean uniforms. The President's office received a custom built solid Cherry unit with open shelves on the top half and drawers in the bottom. The stain was custom mixed to match the new desk unit.



**Custom Cabinets in  
President's office**

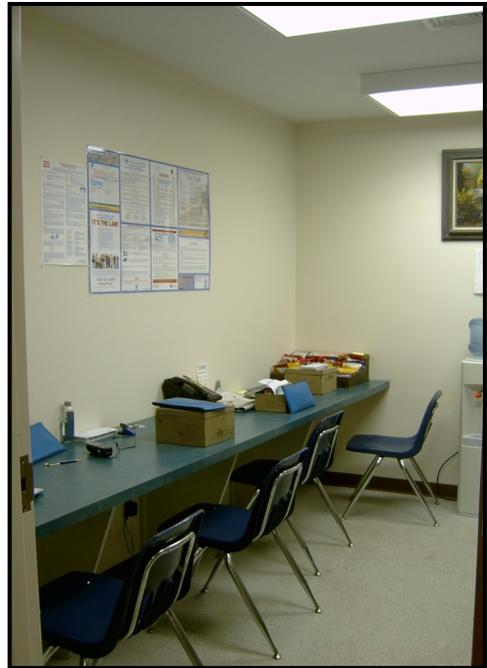


*“The cabinets  
should really  
match my  
desk...”*





**Drivers  
Room  
Counters**



**Drivers  
Uniform  
Storage**



**Driver Manager Office**



**Bottle  
Storage Area**



**Office Manger's Office**



**Renovated General  
Office Area**



**Lobby**



**Printer Room**



**T**his project took an old cramped space and made a work environment that will meet this company's growing needs well into the future. Most commercial projects are stripped down to the bare essentials, with not much thought to style. Eagles Peak desired more, a space that allows them to be profitable as well as one that shows their attention to detail.



*“ ... its everything we wanted and more.”*





